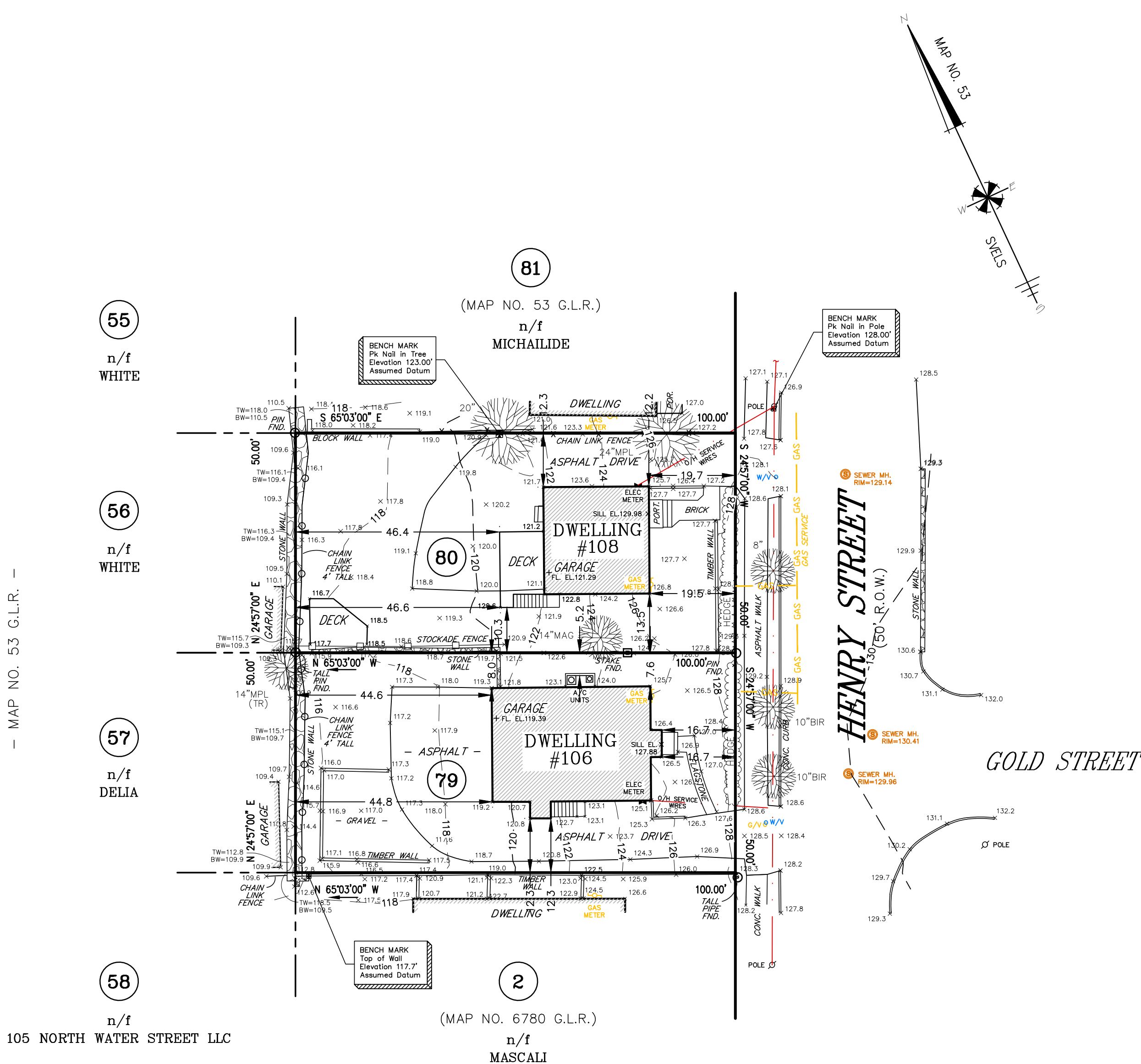


TREE LEGEND

APL	APPLE	PREFIX:
ASH	ASH	MULTI = MULTIPLE
BEE	BEECH	TR = TRIPLE
BIR	BIRCH	TW = TWIN
BUT	BUTTERNUT	QD = QUADRUPLE
CED	CEDAR	
CH	CHERRY	
CHN	CHESTNUT	
DGW	DOGWOOD	
ELM	ELM	
GUM	GUM	
HEM	HEMLOCK	
HIC	HICKORY	
HOR	HORSE CHESTNUT	
JMP	JAPANESE MAPLE	
LAU	LAUREL	
LIL	LILAC	
LOC	LOCUST	
MPL	MAPLE	
MUL	MULBERRY	
OAK	OAK	
PNE	PINE	
POP	POPULAR	
SAS	SASSAFRAS	
SPR	SPRUCE	
SYC	SYCAMORE	
TAM	TAMARACK	
TUL	TULIP	
WCH	WEeping CHERRY	
WIL	WEeping WILLOW	

Tree types hereon provided as a guidance only and not to be relied upon. Contact an arborist to verify tree types.

ZONING REQUIREMENTS (ZONE R-6)									
** SINGLE, TWO FAMILY **									
LOT FRONTAGE	LOT SHAPE	F.A.R.	GREEN AREA	FRONT YARD	ONE SIDE YARD	TWO SIDES	REAR	STREET SIDE	ACCESSORY SIDE
60 Feet	45' X 85' RECTANGLE	.55	35%	25 Feet	5 Feet	15 Feet	25 Feet	15 Feet	5 Feet
								5 Feet	5 Feet



NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS SURVEY IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.

ELEVATIONS DEPICTED HEREON ARE REFERENCED TO AN ASSUMED SITE VERTICAL DATUM.

PROPERTY IS LOCATED IN ZONING DISTRICT R-6 UNDER THE TOWN OF GREENWICH ZONING REGULATIONS.

PREMISES HEREON LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 09001C0494G, EFFECTIVE DATE JULY 8, 2013 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FIELD SURVEY COMPLETED: SEPTEMBER 29, 2021

DEED REFERENCES: BK. 7483 P. 68, BK. 2917 P. 325, BK. 1176 P. 39

MAP REFERENCES: 53 & 6780 GREENWICH LAND RECORDS

SURVEY OF 106 HENRY STREET ENTITLED "SURVEY OF PROPERTY FOR NICHOLAS T. FALCO..." DATED APRIL 26, 2019 PREPARED BY S.E. MINOR & CO. INC.

SURVEY OF 108 HENRY STREET ENTITLED "PLOT PLAN, PROPERTY OF KRISTINE BECKER..." DATED APRIL 21, 2021 PREPARED BY ANNEMAN KIRBY.

LOT NUMBERS HEREON AS SHOWN AND DELINEATED ON REFERENCED MAP NOS.

PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD.

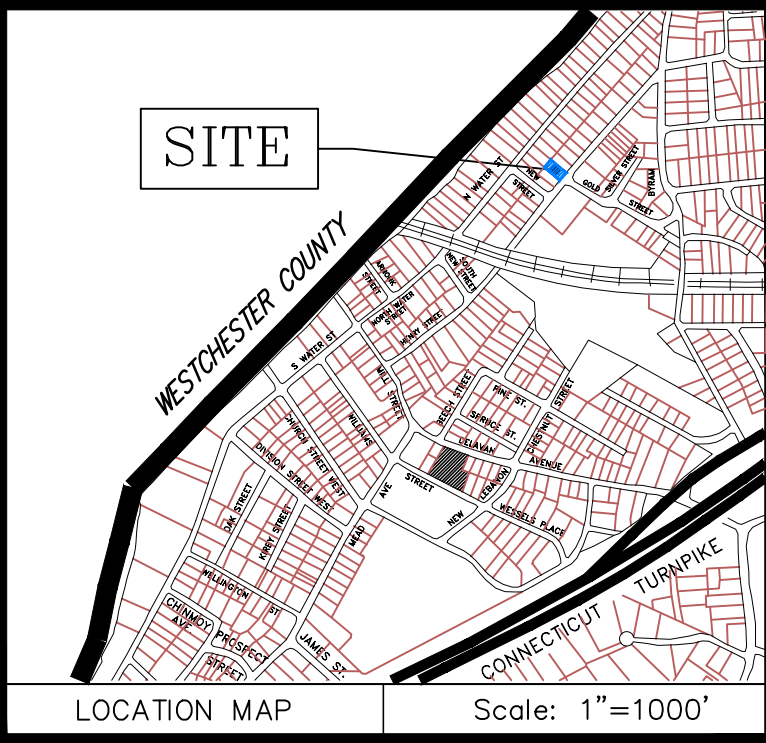
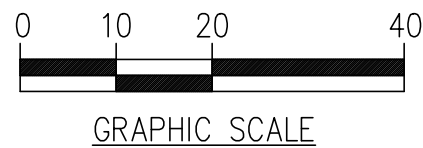
UNLESS DEPICTED HEREON, NO NEW MONUMENTATION HAS BEEN SET.

MAPPING OF SUBSURFACE UTILITIES HEREON IS BASED ON FIELD LOCATION OF SURFACE APPURTENANCES, MEASUREMENTS OF GRAVITY SYSTEM PIPES, EVIDENCE OF SURFACE MARKINGS FOR SUBSURFACE CONDUITS AND RECORD MAPS. SAME IS SUBJECT TO METHOD LIMITATIONS AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION. OTHER UTILITIES, NOT SHOWN HEREON, MAY EXIST.

IN ACCORDANCE WITH CONNECTICUT PUBLIC ACT 87-71 AND CONNECTICUT GENERAL STATUTES (CGS) SECTIONS 16-345 THROUGH 16-359, THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SHALL CONTACT "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455, 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP AND SEAL, RENDERS ANY DECLARATION HEREON NULL AND VOID.

Aidan C. McCann 10/20/21
AIDAN C. MCCANN, LS#70154 DATE
SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



106 HENRY STREET

Zone: R-6
Area = 5,000 Sq. Ft.
0.1148 Acres

108 HENRY STREET

Zone: R-6
Area = 5,000 Sq. Ft.
0.1148 Acres

Sound View
ENGINEERS & LAND SURVEYORS LLC

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Greenwich, CT 06831
(203) 532-1300 PHONE info@soundviewengineers.com
www.soundviewengineers.com

CONSULTING | CIVIL | STRUCTURAL | SITE DEVELOPMENT | LAND SURVEYING

PREPARED FOR :

MARGARET PRICE

ADDRESS :

106 HENRY STREET
GREENWICH, CONNECTICUT
PARCEL ID: 04-1662/S

108 HENRY STREET
GREENWICH, CONNECTICUT
PARCEL ID: 04-1265/S

DRAWING TITLE:

TOPOGRAPHIC
SURVEY



DWG. NO: 2429-1-ILS
SCALE: 1" = 20'
DATE: OCTOBER 20, 2021

EX-1